




Proposed Alachua County Forever (ACF) Acquisitions

Watermelon Pond – Dumford Acquisition

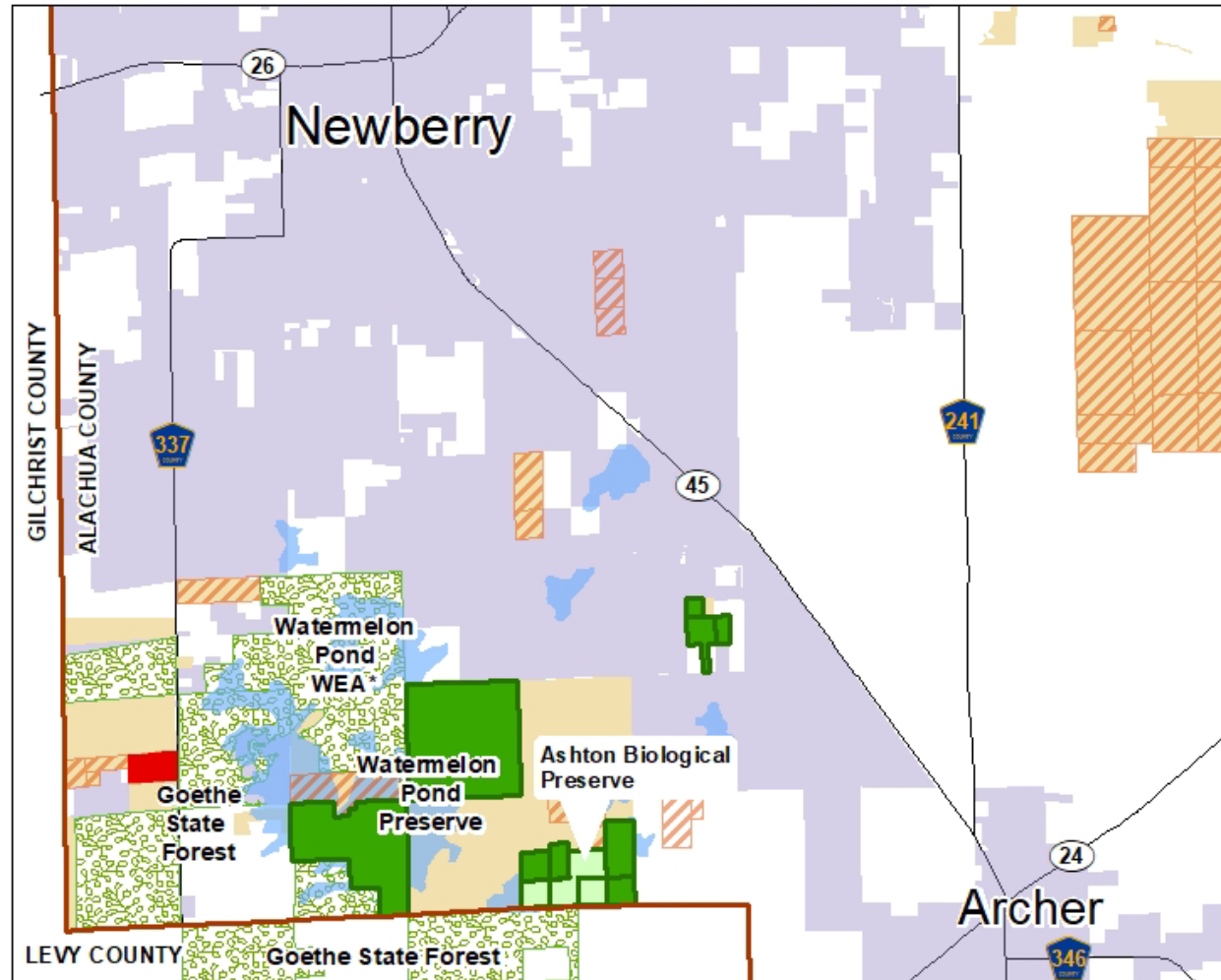
Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Dumford Acquisition

- **Owner:** Jill A. Dumford
 - **Parcel number:** 02697-002-000
 - **Acreage:** ± 68.5 acres
 - **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture
 - **Matrix project score:** 6.27
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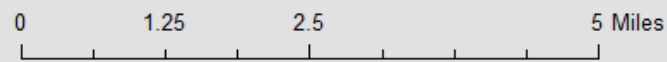
Watermelon Pond - Dumford Location Map



Legend

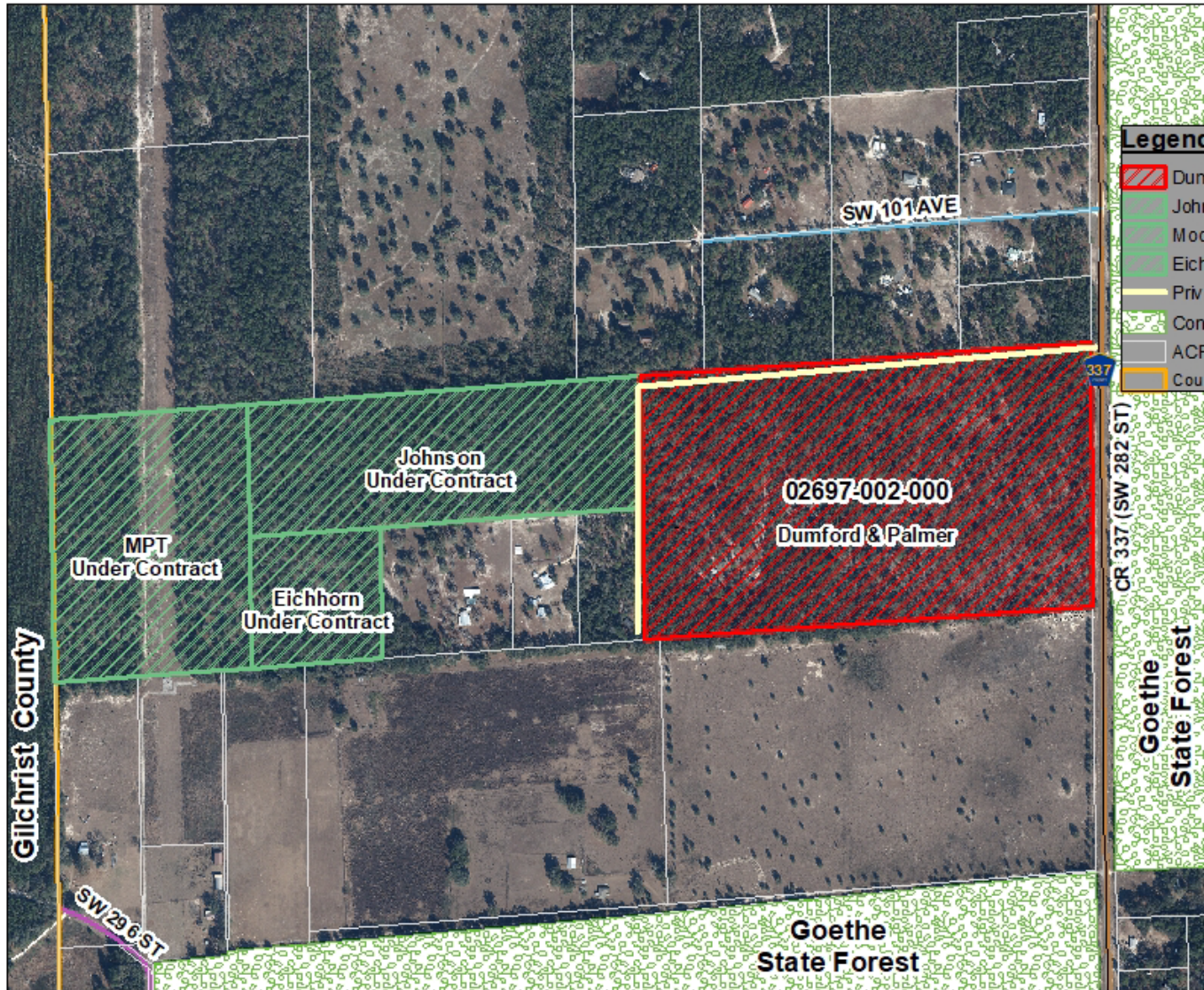
- Dumford & Palmer (68.5 ac)
- ACF Preserve
- Conservation Easement
- Active Acquisition
- Lakes
- Partner Conservation Lands
- ACF Projects
- Major Road
- County Boundary

*WEA = Wildlife Environmental Area



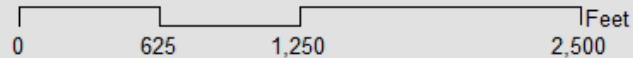
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Watermelon Pond - Dumford Surrounding Parcels Map



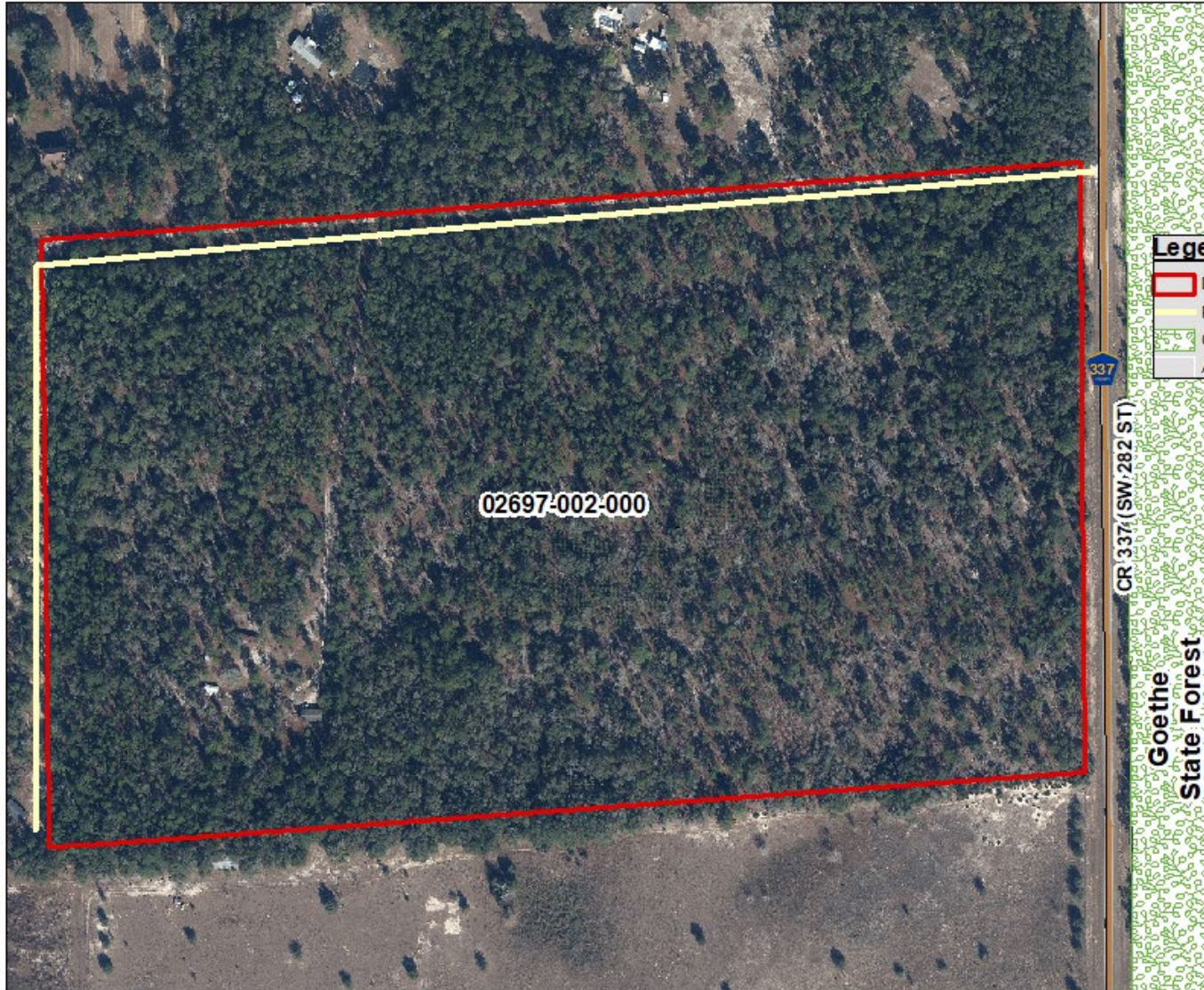
Legend

	Dumford & Palmer (68.5 ac)
	Johnson Parcel (30 ac.)
	Moore-Purcell-Trammell Parcel (30 ac.)
	Eichhorn Parcel (10 ac.)
	Private Neighborhood Access Road
	Conservation Lands
	ACPAParcels
	CountyBoundary



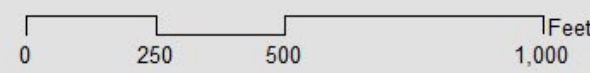
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Watermelon Pond - Dumford Parcel Map



Legend

	Dumford & Palmer (68.5 ac)
	Private Neighborhood Access Road
	Conservation Lands
	ACPA Parcels



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Dumford Natural Resources and Recreation


- Natural Communities:
 - Sandhill
- Located within:
 - Watermelon Pond Project Area
 - the 15th ranked Watermelon Pond Strategic Ecosystem project in the Alachua County Ecological Inventory (KBN Study)
- Recreation:
 - Staff are in the process of assembling the Dumford parcel and at least 3 other adjacent parcels together to form a 138.5 acre Preserve footprint, increasing the potential for recreational opportunity.
 - Collectively these four parcels are adjacent to Goethe State Forest & about a half mile from the Goethe Watermelon Pond North Trailhead parking entrance.







Summary of Proposed Dumford Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
 - **Land Management:** Alachua County - lead manager
 - Incorporation into Watermelon Pond Preserve
 - **Closing:** ~July 2025 (135 days after March 11th)
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Summary of Proposed Dumford Acquisition

- Dumford Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6, #7, #8 & #9, #10 & #11):

5. Easement for ingress and egress contained in warranty deed recorded May 25, 1978 in O.R. Book 1138, Page 495, and in easement recorded in O.R. Book 1138, Page 499, Public Records of Alachua County, Florida

#6. Easement for ingress and egress contained in quit claim deed recorded May 25, 1978, under O.R. Book 1138, Page 496, Public Records of Alachua County, Florida.

7. Terms and conditions of the ingress and egress easement contained in instrument recorded in O.R. Book 1138, Page 497 and O.R. Book 1138, Page 498, Public Records of Alachua County Florida.

#8. Right of way easements contained in Grants of Easement recorded August 15, 1979 in O.R. Book 1227, Page 193, as affected by Road Maintenance Agreements recorded in O.R. Book 2092, Page 333, O.R. Book 2092, Page 335 and O.R. Book 2092, Page 337, together with terms and conditions contained in said Easement and Agreements, Public Records of Alachua County, Florida.


#9. Easement to Central Florida Electric Cooperative, Inc. recorded in O.R. Book 1170, Public Records of Alachua County, FL.

#10. Rights of others in and to the use of roads crossing a portion of the Land.

#11. This policy does not insure title to any mobile home located on the Land insured herein.

- **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Proposed Dumford Acquisition

- **Purchase price:** \$609,993 total (subject to final survey)
 - **Estimated due diligence cost:** \$46,267 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
 - **Total Expenditure Request:** \$721,886 (includes 10% contingency)
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Dumford Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond - Dumford & Palmer Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract; and
 2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6, #7, #8, #9, #10 & #11) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
 3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, #7, #8, #9, #10 & #11) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
 4. Authorize staff to execute additional documents as necessary to close the transaction; and
 5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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